



INFORMATION SHEET
FY19 ASSESSMENT GRANT PROPOSAL, EPA BROWNFIELDS PROGRAM

1. Applicant Identification
Missoula County
200 West Broadway
Missoula, MT 59802
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. Requested amount: \$300,000
 - ii. Site-specific Assessment Grant Waiver: *Not applicable*
 - c. Contamination: \$200,000 hazardous substances;
\$100,000 petroleum
3. Location
Missoula County, Montana. Our Target Areas are the town of Evaro on the Flathead Indian Reservation, and the Milltown Riverfront Neighborhoods (towns of East Missoula, West Riverside, Milltown, Piltzville, and Bonner).
4. Property Information for Site-specific Proposals
Not applicable
5. Contacts
 - a. Project Director
Name: Sindie Kennedy
Title: Brownfields Coordinator – Missoula County
Phone Number: 406-258-3688
Email Address: skennedy@missoulacounty.us
Mailing Address: 200 West Broadway, Missoula, MT 59802
 - b. Highest Ranking Elected Official
Name: Nicole Rowley
Title: Chair, Missoula County Board of County Commissioners
Phone Number: 406-258-4877
Email Address: nrowley@missoulacounty.us
Mailing Address: 200 West Broadway, Missoula, MT 59802

6. Population

Missoula County (includes City of Missoula) - 114,231¹

- Milltown Riverfront Neighborhoods - 4,267¹
- Evaro Population - 322²

7. Other Factors Checklist

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Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	3, 4, 9
The priority brownfield site(s) is impacted by mine-scarred land.	Not Applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 through 5, 8, 9
The priority site(s) is in a federally designated flood plain.	Not Applicable
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Not Applicable (total in-kind planning contribution is \$284,375)

8. Letters from State and Tribal Environmental Authorities

Letters from the Montana Department of Environmental Quality (DEQ) and from the Confederated Salish & Kootenai Tribes (CSKT) are attached to this Information Sheet.

¹ American FactFinder 5-year Population Estimate, 2013-2017. Includes West Riverside, Milltown, Piltzville and Bonner (population 2,220) and East Missoula (population 2,047).

² U.S. Census Data, 2010



December 24, 2018

Sindie Kennedy
Brownfields Coordinator
Missoula County Grants and Community Programs
200 W. Broadway
Missoula, MT 59802

RE: Letter of Acknowledgment: Missoula County's Brownfields Grant Applications
Hazardous Substance Assessment and Petroleum Product Assessment

Dear Ms. Kennedy:

I am writing to express Montana Department of Environmental Quality's (DEQ's) acknowledgment of Missoula County's efforts to obtain a U.S. Environmental Protection Agency Brownfields Hazardous Substance Assessment Grant and a Brownfields Petroleum Product Assessment Grant.

I understand that the assessment funds will be used to assess hazardous substance and petroleum Brownfields sites throughout Missoula County. The DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

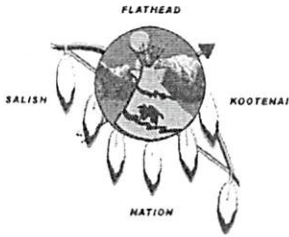
If you have any questions or comments about petroleum brownfield sites, please feel free to call Brandon Kingsbury at 406-444-6547 or email him at bkingsbury@mt.gov. If you have any questions or comments about hazardous substance brownfields sites, please contact Jason Seyler at (406) 444-6447 or jseyler@mt.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jenny Chambers". The signature is fluid and cursive, with the first name "Jenny" and last name "Chambers" clearly legible.

Jenny Chambers, Administrator
DEQ Waste Management & Remediation Division

cc: Jason Seyler; Brownfields Coordinator; Cleanup, Protection, and Redevelopment Section; jseyler@mt.gov
Brandon Kingsbury; Petroleum Brownfields Coordinator; Petroleum Technical Section; bkingsbury@mt.gov



THE CONFEDERATED SALISH AND KOOTENAI TRIBES
OF THE FLATHEAD NATION

P.O. BOX 278
Pablo, Montana 59855
(406) 275-2700
FAX (406) 275-2806
www.cskt.org



A People of Vision

A Confederation of the Salish,
Pend d' Oreille
and Kootenai Tribes

Board of Missoula County Commissioners
199 West Pine Street
Missoula, Montana 59802

Re: **Letter of Acknowledgment**
Missoula County Brownfields Assessment Grant Application

TRIBAL COUNCIL MEMBERS:

Ronald Trahan - Chairman
Leonard W. Gray - Vice Chair
Shelly R. Fyant - Secretary
Anita Matt - Treasurer
Len TwoTeeth
D. Fred Matt
Carole Lankford
Dennis Clairmont
Charmel R. Gillin
Myrna L. DuMontier

Dear Commissioners Curtiss, Rowley, and Strohmaier:

As the Tribal Environmental Authority, we are writing to acknowledge that Missoula County plans to conduct assessment activities and is planning to apply for FY19 Federal Brownfields Assessment grant funds. The County has informed the Confederated Salish and Kootenai Tribes that a portion of the funds will target sites within the portion of Missoula County that overlaps the Flathead Indian Reservation. The Confederated Salish and Kootenai Tribes (CSKT) and Missoula County have agreed to partner on the assessment of eligible fee sites on the Flathead Indian Reservation that are also within the Missoula County boundary. Missoula County and CSKT have a long-standing, active partnership and look forward to collaborating on assessing brownfield sites in the Evaro community. The community of Evaro is part of the Flathead Reservation and is within Missoula County limits. Missoula County has identified at least three potential brownfield sites in Evaro that are good candidates for brownfield assessments. CSKT supports brownfields revitalization efforts on the Flathead Reservation and wishes to promote assessment and cleanup planning activities that allow contaminated properties to be put into productive use. It is of mutual benefit for Missoula County to obtain a brownfields assessment grant.

If you have any questions or comments please feel free to contact our CSKT Brownfields Tribal Response Program at: (406) 883-2888 Ext. 7215, Maryrose.Morigeau@cskt.org

Sincerely,

Ronald Trahan
CSKT Council Chairman

cc: Ronald Trahan, Chairman, Confederated Salish & Kootenai Tribes – ron.trahan@cskt.org
MaryRose Morigeau, CSKT NRD Brownfields TRP – maryrose.morigeau@cskt.org
Willie Keenan, Division Manager, NRD Environmental Protection – willie.keenan@cskt.org
Sindie Kennedy – Grants Administrator, Missoula County – skennedy@missoulacounty.us

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Missoula County requests \$300,000 in assessment grant funds to investigate brownfields sites created by the collapse of the timber industry. The target areas for the grant are the community of Evaro on the Flathead Indian Reservation, and the Milltown Riverfront Neighborhoods (East Missoula, West Riverside, Milltown, Piltzville, and Bonner) at the confluence of the Blackfoot and Clark Fork Rivers.

Located in western Montana, our county is primarily rural, with one incorporated city (Missoula) and a landscape dominated by forests and valley-bottom farms and ranches. The industrial history of Missoula County was dominated by the timber industry. In the 1950's, the County was home to more than 150 sawmills, wood treatment facilities, and plywood mills. At the Bonner Mill, logs were supplied by floating them down the Blackfoot River. In the 1960's, log trucks replaced river delivery, and the communities near the Mill (Milltown, Bonner, West Riverside, and East Missoula) became home to maintenance shops and equipment yards that supported the Mill's operation. In Evaro, located on the Flathead Indian Reservation, the J&N Post and Pole was once a significant employer and the town grew to include a one-room schoolhouse, train yard, and several small family businesses that served workers at the pole treatment facility.

Crash of the timber industry in the County began in the 1980's. From 1980 through the early 2000's, the timber industry employment declined due to automation, consolidation, and decrease in accessible high-quality timber land. Timber facilities and supporting businesses in the County closed, including the two largest mills in the county: the Bonner Mill in 2007 (442 employees) and the Frenchtown Mill in 2010 (417 employees). The J&N pole yard in Evaro also did not survive. The overall impact of the downturn was the creation of large underutilized properties that were slow to redevelop due to the presence or perception of contamination. U.S. Census data shows that these areas still are low-income with household median under \$39,600 per year. The communities tend to be sprawling rather than have a town center, and many homes are in poor condition (home prices are around half of the county median).

The acquisition of this grant will help us address contaminant issues on sites with redevelopment opportunities on the Flathead Indian Reservation and along our rivers. Our overall planning goals include improving recreation access and increasing the availability of housing on our brownfields sites in Evaro and the Milltown Riverfront Neighborhoods.

ii. Description of the Priority Brownfield Site(s)

With the assessment grant, we will first address four priority sites including one site on the Blackfoot River, another on the Clark Fork River, a central East Missoula site, and the J&N Post and Pole site on the Flathead Indian Reservation (Evaro). The table on the following page provides details about our priority sites.

As funding allows, we will also assess additional inventoried sites. We do not foresee a problem finding additional brownfield sites to assess, because county-wide we have 317 Leaking Underground Storage Tank (LUST) sites, unlicensed dumps, and houses contaminated with methamphetamine. Additional brownfields sites in East Missoula include maintenance shops and abandoned residences. Assessing these sites will allow space for additional housing, the most unmet community need in East Missoula, and a community priority consistent with adopted land use plans and growth policies. Additional inventoried brownfields sites in Evaro include a former fueling station where a release has impacted the community right of way, and a contaminated railyard that is for sale. In Evaro, assessment of brownfields sites would support tourist-oriented redevelopment along the U.S. Highway 93 route to Glacier National Park through the Flathead Indian Reservation.

The two Bonner Mill priority sites are located at the upstream and downstream edges of the former mill, which sits at the confluence of the Blackfoot and Clark Fork Rivers. Recreational opportunities in this area abound, and problems with current recreational uses, as expressed by the Bonner-Milltown Community Council, include lack of adequate parking and safety during peak use times. We plan to

redevelop the Southern Landfill on the Clark Fork for additional parking near Milltown State Park to replace informal and illegal parking where floaters leave their vehicles in the ditch and crawl down the steep river bank. Assessing the Northern River Embankment site at the mill on the Blackfoot River will allow construction of an ADA-compliant ramp from an emerging entertainment area to the water's edge.

Site	Past Land Uses / Current Conditions	Potential Environmental Issues	Redevelopment Priority
Bonner Mill Northern River Embankment*	Plywood Mill / Brewery and Concert Amphitheater	Metals, PCBs, petroleum products associated with contaminated fill	Access to the Blackfoot River from the KettleHouse Amphitheater and Brewery
Bonner Mill Southern Landfill*	Plywood Mill Landfill / Vacant Area – state park users park in the ditch and traverse the steep river bank	Arsenic in groundwater, PCBs	Milltown State Park expansion
East Missoula Corridor (Ole's Area)	Fueling Station(s) / Excess Parking and Open Paved Area	Fuel from former gasoline stations	East Missoula Corridor Redevelopment (pedestrian improvements, lighting, higher density)
J&N Post and Pole, Evaro**	Wood Treatment / State Superfund Site	Pentachlorophenol, Diesel	Residential reuse

Notes: *Adjacent to a body of water, **On an Indian Reservation

Community feedback during growth studies identified a redevelopment vision for the East Missoula Corridor surrounding Ole's gas station. This would include additional housing, office, and commercial space to serve the residents of East Missoula. The East Missoula Corridor redevelopment would provide shopping and social opportunities for existing residents and would set the conditions for private development of affordable housing. Assessments on the J&N Post and Pole site will be completed to clear land for sale and redevelopment of housing on the Reservation, which is a critical need.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

We will use the assessment grant as a tool to meet the land use and revitalization goals adopted in our 2016 County Growth Policy (Action 5.4.1): "Use brownfields programs, tax increment finance, targeted economic development districts, and other tools to assist with redevelopment efforts" specifically on underutilized parcels and former industrial sites. The Bonner Mill sites have potential environmental concerns that are inhibiting use of these areas to support river access and recreation. Through environmental assessment and site-specific risk screening, we believe we can clear land on these sites to be developed in accordance with Action 2.1.1 of the 2016 Growth Policy ("Plan for and develop access to rivers"). This will also meet the priority identified in our 2012 Parks and Trails Master Plan ("Improve river access"). At the Northern River Embankment site, a pedestrian ramp from the former upland working areas of the mill down to the water's edge would change the entire character of the upland development. Rafting, tubing, fly fishing, and swimming would become part of the draw for the mill area. The former mill would become possibly the only location in the world where you can step off a raft to attend concerts by top-tier artists and leave from a brewery by paddleboard. This would enhance the ability of the redeveloped mill area to draw tourists to the Blackfoot River and would strengthen our regional assets that attract and retain new employers who value quality of life in their business-siting decisions.

The East Missoula Corridor redevelopment vision began in 2001 after new sewer lines were installed and annexation of East Missoula into the City of Missoula became a likely long-term scenario. East

Missoula residents were concerned about the significant barrier that Highway 200 created in the community and how this could become worse if annexed. Surveys, a community meeting, and design charrette were conducted through collaboration with the Sonoran Institute, Montana Department of Transportation, and the East Missoula Community Council. The result was the 2015 East Missoula Corridor Vision and Redevelopment Plan whereby the community created a vision of a safe, walkable corridor that includes lighting, sidewalks, and local shops. Additionally, with Missoula housing market prices increasing, more people are looking to move outside the city for affordable housing. East Missoula has zoning that allows for mixed-use development, with multi-family residential units as a priority. We plan to use the brownfields assessment grant to prepare lands for revitalization in the East Missoula Corridor.

ii. Outcomes and Benefits of Redevelopment Strategy

Benefits of the East Missoula Corridor redevelopment would include improved safety for vehicles, pedestrians, and bicyclists, additional commercial opportunities, and multi-family housing. Assessment and redevelopment at the Bonner Mill priority sites would provide additional recreation opportunities for local residents as well as tourists. The Blackfoot River is an outstanding fishing river, once highlighted in the novel and movie *A River Runs Through It*. Our rivers are frequented by fly-fishing enthusiasts, picnickers, paddle boarders, and afternoon floaters on everything from rafts to inner tubes. The KettleHouse Amphitheater and Brewery, which opened in 2015 adjacent to the Blackfoot River at the site of the old Bonner Mill, attracts nationally-renowned musicians and their fans. Our goal is to assess the Northern River Embankment part of the mill to allow for construction of ADA-compliant pedestrian river access approximately 40 vertical feet down to the water's edge. Although the brewery and amphitheater are on the bank of the river, there currently is no way to go down to the river for recreational purposes or climb up to the developed mill area when travelling on the river. The proposed ramp would provide ADA-compliant river access, with areas to tie up rafts and other non-motorized watercraft. The combination of an award-winning concert venue, locally-brewed beer, and storied river recreation opportunities will yield both economic and non-economic benefits. Improved river access at the Bonner Mill near the intersection of Interstate 90 and the Blackfoot River will spur additional tourism growth.

Continued development on the former mill area also furthers the use of alternative energy. When the KettleHouse Brewery was constructed it was equipped with a community solar power system that provides power to the development. Their experience with financing and construction of alternative energy serves as a model likely to be replicated as redevelopment expands in the former mill area and vicinity.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

As a local government, we have access to other funds that can be leveraged from state, federal, and non-profit funding sources to reach our project development goals. We pursue grant and loan resources using specialists in our Grants and Community Programs (GCP) Division, and we facilitate public/private partnerships. We have also partnered with the Confederated Salish and Kootenai (CS&K) Tribes of the Flathead Indian Reservation on projects, matching resources for mutual benefit. On the Bonner Mill Northern River Embankment, an assessment grant would lead to use of private funding to develop river access by KettleHouse Brewing and Logjam Presents, the operator of the amphitheater. Montana Recreational Trails Program grants are also a resource that would become available to facilitate bicycle tourism along the Blackfoot River corridor.

At the Bonner Mill Southern Landfill site, we will seek Montana Fish, Wildlife & Parks (FWP) resources to provide expanded parking. The current informal parking area/ditch will no longer be accessible in 2020. In 2018, the Three Rivers Collaborative formed to address issues of conservation and access on this stretch of the Clark Fork River, and we will work with its members in pursuit of redevelopment funding. Members of this group include Montana FWP, City Parks & Recreation, and non-profits such as the Five Valleys Land Trust.

In the East Missoula Corridor redevelopment, we plan to apply for State of Montana Community Development Block Grant (CDBG) funds to support pedestrian improvements and street lights. If an environmental issue is identified with the assessment grant and the site is ultimately annexed into the City, Tax Increment Financing (TIF) and Targeted Economic Development District (TEDD) funding becomes a resource for revitalization. At the J&N Post and Pole site in Evaro on the Flathead Indian Reservation, we would collaborate with the CS&K Tribes to use Brownfields Tribal Response Program funding for cleanup, if necessary. CS&K Tribes are also eligible for Indian CDBG funds should assessment identify a threat requiring cleanup.

ii. Use of Existing Infrastructure

The community wastewater system near the Bonner Mill Northern River Embankment has excess capacity to support redevelopment. Ample water rights and an existing high-capacity well on the Bonner Mill development site would be utilized for redevelopment in the northern mill area. Redevelopment of the Bonner Mill Southern Landfill would facilitate increased use of existing infrastructure at the nearby Milltown State Park. City sewer has been extended into the East Missoula Corridor redevelopment area and is available to support additional density during redevelopment. The extra wastewater capacity in the Corridor area could provide opportunities for multi-family housing, as well as restaurants and other businesses to strengthen the neighborhood as it grows.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Funding to conduct voluntary environmental due diligence at our priority sites is not available as these areas have been slow to redevelop after the historic downturn of the wood products industry. Total population in our target areas is 4,589, and unincorporated county land has only 17 people per square mile. Low median household income is common in both the Missoula Riverfront Neighborhoods (under \$38,000 in Bonner-West Riverside) and in Evaro on the Flathead Indian Reservation (under \$39,600). Evaro has a population of 322 people and is on the Flathead Indian Reservation where the poverty rate is 23.6% compared to 14.4% for Montana and 14.6% for the U.S. With low income and low population densities, the target areas have not attracted significant investment compared to incorporated areas, and residents living in these rural areas are underserved. As a County, we lack resources to assist these rural residents. Montana has no sales tax, and the county relies on property taxes, which provide very limited resources due to low property values in our target areas (median home value under \$120,000). Unfortunately, the State is of little help when funding county brownfields efforts. In 2017, the State faced a \$200 million budget shortfall, partially due to \$387 million in wildfire response costs. The State required budget cuts in all departments. Montana also experienced the worst drought in the nation in 2017 and has decreased revenue from our largest industry – agriculture.

ii. Threats to Sensitive Populations

1. *Health or Welfare of Sensitive Populations*

Our sensitive populations experience health challenges, particularly asthma and COPD, which are greatly compounded by exposure to smoke from wildfires and the winter air inversions found in Missoula. The Montana Air Quality Bureau reports that in a two-month period of 2017 there were 53 days with elevated levels of smoke particulates, including 13 days that were unhealthy for all groups. According to the CDC, smoke increases the risk of heart attack and stroke and can damage children's developing lungs. The CDC has also concluded that the elderly, people with heart disease, and children are most at risk from damage due to wildfire smoke. The combined impact of poor air quality due to fires and exposure to contaminants at brownfields properties can tip the balance for those sensitive populations.

Residents in East Missoula have multiple health problems exacerbated by poor neighborhood layout. They are sandwiched between steep slopes to the west, I-90 to the south, and private property along the Clark Fork River to the east. Empty paved spaces with high-speed traffic in the East Missoula Corridor

area discourage physical activity, particularly at night. This layout has led to entrenchment of poverty and poor health outcomes. Child abuse and neglect has more than doubled over five years according to the 2017 County Health Assessment, with increase in meth use identified as a primary driver for that increase. We hope to curb this trend by redeveloping part of East Missoula from an isolated area with dangerous through-traffic to a healthier community with a focused town center that further promotes community pride and engagement.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The Missoula Valley consistently has air inversions that trap car exhaust, wildfire smoke and other airborne contaminants in the valley. This leads to greater respiratory health burdens. In 1981, the State Air Board designated the Missoula Air Stagnation Zone (MASZ), due to the propensity for inversions. The Milltown Riverfront Neighborhoods are in the MASZ. As described by the Missoula City-County Health Department 2016 Air Quality Report, the Missoula vicinity has a history of children showing decreased lung function compared to other Montana communities.

Although we are making progress toward reducing particulate pollution from manmade sources in the MASZ, the intensity and duration of inundation from wildfire smoke has been increasing. According to the Montana DEQ, in 2017, the particulate levels in the Missoula area from wildfires ranged as high as 5 times the World Health Organization recommended maximum particulate level, and the smoke lasted for 7 weeks. High intensity smoke for long periods is a dangerous environmental burden of particular concern to Missoula County. Developing higher density housing opportunities in East Missoula will decrease commutes for some who travel from outlying areas of the county and will reduce car exhaust. Improved parking at the Southern Landfill priority site will reduce drive times and decrease dust pollution on nearby alternative recreation areas along Johnsrud Park Road (east of the KettleHouse Amphitheater and Brewery).

3. Economically Impoverished/Disproportionately Impacted Populations

It is no coincidence that our poorest housing stock is in close proximity to the former Bonner Mill and on the Flathead Indian Reservation near wood products sites. Overall housing affordability in the Missoula area is low, with cost of housing exceeding the HUD cost-burden threshold (i.e., more than one-third of household income going to housing) for 54% of area renters and 28% of homeowners. The former mill area has been subject to extensive groundwater contamination from arsenic and Polychlorinated Biphenyls (PCBs). We have inventoried private wells and sought to change intake depths to avoid arsenic impacts, but until recently, the mill area had a high degree of arsenic exposure.

On the Flathead Indian Reservation, more than one-third of American Indians live in poverty, compared to only 13% of white residents statewide. The large American Indian population in Evaro (46%) lives in close proximity to potential contaminant sources including a fuel release, State Superfund site, and oil impacts from a former rail yard. Assessment and redevelopment in Evaro will provide increased access to nearby healthcare facilities. A town center redevelopment in East Missoula would provide high quality of life in newer, higher-density, affordable housing opportunities on the edge of the city.

b. Community Engagement

i. Community Involvement

Local community partners are presented in the table on Page 6, with points of contact and their respective roles in the project. We routinely interface with private, state, non-profit groups and our Community Councils in the target areas. Involvement of these partners will be essential to translating federal assessment grant funding into redevelopment and revitalization in the County.

Partner Name	Point of Contact	Role in the Project
KettleHouse Brewing Company	Tim O’Leary, to@kettlehouse.com, 406-728-1660	Develop ADA-compliant ramp on the Northern River Embankment priority site.
Montana Fish, Wildlife, and Parks	Tom Reilly, treilly@mt.gov, 406-444-3752	Interface with County regarding long-term plans for river access points and parking.
Missoula Organization of Realtors	Sam Sill, ssill@missoularealestate.com, 406-728-0560	Educate members about availability of EPA Brownfields funds for due diligence.
Chamber of Commerce	Kim Latrielle, kim@missoulachamber.com, 406-543-6623	Connect businesses to brownfields with redevelopment potential in East Missoula and the Bonner Mill area.
Community Councils	Lee Bridges (East Missoula), leebridges@montana.com, 406-549-4543	Identify people with historical knowledge of the central East Missoula area, relay assessment findings to the community.

ii. **Incorporating Community Input**

We plan to communicate progress and identify new sites through annual public meetings, at least six small stakeholder meetings with landowners, 12 quarterly email updates to development advocates, and an active presence at our Community Councils. The Community Councils in the target areas are Evaro-Finley, East Missoula, and Bonner-West Riverside. County personnel regularly attend these meetings where we hear concerns, identify community needs, and communicate our plans and achievements. Our Qualified Environmental Professional (QEP) will prepare informational fact sheets to illustrate the Assessment grant opportunity. Each fact sheet will have contact information for the County brownfields coordinator. Consideration of community input and preparation of a response will be through our brownfields coordinator for routine matters and via written response from the County Commissioners if significant concerns or complaints arise.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Paragraphs below describe the tasks that will be completed by each key entity on the project. Proposed schedule and milestones are at the end of this subsection.

Task 1: Program Management (County responsibility) – Activities will include procurement of a QEP, completing eligibility questionnaires and quarterly reports, entering information into ACRES, and coordinating with EPA on progress toward Work Plan goals. We will also meet with landowners, coordinate with Montana DEQ on petroleum site eligibility, update Missoula County Commissioners, facilitate site access, and attend one brownfields conference.

Task 2: Community Outreach (QEP responsibility, with public meeting logistics by the County) – Activities will include preparing educational fact sheets and developing presentation materials, expanding relationships with developers and collaborating with property owners through small stakeholder meetings, updating the County web page to discuss Brownfields, sending quarterly email updates to local redevelopment advocates, and conducting at least three open public meetings.

Task 3: Site Assessment (QEP responsibility) – Activities will include producing a Programmatic Quality Assurance Project Plan (QAPP), completing 6 Phase I assessments (3 petroleum, 3 hazardous substance), and 9 Phase II assessments (2 petroleum, 7 hazardous substance). Each Phase II assessment will include a Sampling and Analysis Plan (SAP), Health and Safety Plan (HASP), and Report of Findings. The QEP will perform a Phase I assessment at each of the four priority sites. Two additional Phase I assessments will be performed in the 3-year period, based on landowner requests. Phase II testing will be performed on the 4 priority sites, 4 building materials sites proposed for reuse, and 1 additional petroleum site.

Task 4: Cleanup Planning (QEP responsibility) – Four cleanup planning documents will be produced (2 petroleum, 2 hazardous substance). Based on the results of Phase II assessments, conceptual cleanup plans will be developed in accordance with proposed land use. As such, the overall redevelopment strategy can be shaped on the results of the assessments (i.e., residential development in the least-impacted areas).

In-kind Reuse Planning (County responsibility) – As an in-kind contribution of approximately \$284,375 to brownfields redevelopment during the 3-year grant period, the Missoula Metropolitan Planning Organization will fund a corridor study for Hwy 200 in East Missoula, utilizing allocated federal planning funds; and our Planning Division will update the Missoula County zoning map and policies in accordance with the recently-completed draft Land Use Map that guides infrastructure and development priorities in the county. The Land Use Map is part of the Missoula Growth Policy and addresses community values and goals in the East Missoula Corridor area.

Proposed schedule and milestones for assessment grant activities on priority sites are below:

- November 2019 - completion of EPA-approved Work Plan and Cooperative Agreement
- End of 2019 - procurement of QEP services
- Q1 2019 - initiation of Phase I assessments on priority sites
- Q2 2020 - production of SAPs and cost estimates for Phase II activities on priority sites
- Q3 2020 - complete Phase II assessments on priority sites, community outreach for more sites

After work on priority sites described above is complete, we will have 2 remaining years to conduct 2 additional petroleum Phase Is, 1 additional petroleum Phase II, 4 Phase IIs on building materials sites (one receiving an abatement plan), and 2 petroleum cleanup alternatives analyses. We are confident this is ample time to complete the proposed assessment work because new building materials assessment needs occur routinely during demolition and redevelopment projects, and because the Montana DEQ has a recent legislative mandate to complete assessment of and close petroleum sites, with a yearly quota.

b. Cost Estimates and Outputs:

PROJECT BUDGET					
Budget Categories	Project Tasks				
	1: General Programmatic	2: Community Outreach	3: Site Assessment	4: Cleanup Planning	Total
Personnel					
Hazardous Substance	\$4,100	\$735	\$0	\$0	\$4,835
Petroleum	\$5,000	\$750	\$0	\$0	\$5,750
Fringe Benefits¹					
Hazardous Substance	\$1,450	\$260	\$0	\$0	\$1,710
Petroleum	\$1,769	\$265	\$0	\$0	\$2,034
Travel²					
Hazardous Substance	\$1,500	\$0	\$0	\$0	\$1,500
Petroleum	\$1,000	\$0	\$0	\$0	\$1,000
(No Equipment or Supplies)					
Contractual					
Hazardous Substance	\$0	\$2,805	\$178,150	\$11,000	\$191,955
Petroleum	\$0	\$2,716	\$81,500	\$7,000	\$91,216
TOTAL					
Hazardous Substance	\$7,050	\$3,800	\$178,150	\$11,000	\$200,000
Petroleum	\$7,769	\$3,731	\$81,500	\$7,000	\$100,000
OVERALL TOTAL	\$14,819	\$7,531	\$259,650	\$18,000	\$300,000

¹Fringe rate calculated at 35.37%. ²Travel for brownfield-related training conferences and community outreach.

An estimated 86.5% of the grant funding is proposed for Phase I and II environmental site assessments. Rationale for each budget category is presented below by Task, including % of overall grant budget, itemized County Personnel Costs, Contractual Costs, and * to indicate Outputs.

Task 1: Program Management (5%, \$14,819). Personnel Costs: Approx. 327 hours at average of \$37.66 per hour = \$12,319 for one QEP contract*, 12 site eligibility questionnaires*, access agreements on at least 12 sites*, 12 quarterly reports*, one final Status Report*, and ACRES updates with each status report (12 new sites added to ACRES*). In addition to the deliverables above, Program Management will also include monthly strategy meetings with the QEP, quarterly progress meetings with EPA and interface with our Planning Division. Travel Costs: \$2,500 airfare, hotel, and per diem for brownfields coordinator attendance at regional and national brownfields conferences.

Task 2: Community Outreach (2.5%, \$7,531). Personnel Costs: Approx. 53.4 hours at average of \$37.66 per hour = \$2,010 to coordinate logistics for 9 meetings and attend them, provide one brownfields update to the County web page*, and 12 quarterly email updates to redevelopment advocates*. Contractual Costs: 5 fact sheets* at \$480 each = \$2,400, 3 public meeting presentations* at \$700 each = \$2,100, attend 6 stakeholder meetings* at approx. \$170 each = \$1,021.

Task 3: Site Assessment (86.5%, \$259,650). Contractual Costs: one programmatic QAPP* (\$4,000), 6 Phase I assessments* at \$3,500 each = \$21,000, 9 Phase II Assessments* (2 petroleum, 7 hazardous substance) including SAP, HASP, and Report of Findings. Phase II cost details are provided below. To keep costs of building materials assessments low, we will use a standardized Guide to summarize testing frequencies and techniques, as specified in Montana law. In accordance with the above cost-saving approach, the cost for the first building materials SAP is estimated at \$5,000 and the subsequent 3 building materials SAPs are estimated at \$1,500 each. As an additional cost saving approach, we will use dynamic work strategies in our SAPs to ensure that the extent of contamination is determined under one field mobilization, where possible.

Including SAP, HASP, and Report of Findings, average Phase II assessment costs are estimated at \$13,475 each for the 4 building materials sites, \$37,250 each for the 3 non-building materials hazardous substance sites, and \$34,500 each for the 2 petroleum sites. Cost for the Bonner Mill Northern River Embankment priority site is estimated to be below-average, because testing and profiling of soil for future management during construction is likely to be the scope (i.e., relatively shallow boreholes). Cost for the Southern Landfill priority site is estimated to be above-average, due to the multiple types of media anticipated for the assessment (groundwater, soil, vapor).

Task 4: Cleanup Planning (6%, \$18,000). Contractual Costs: 4 cleanup plans*, including a waste management plan for the Northern River Embankment (\$5,000), an abatement design and bid specifications (\$6,000) for one building materials project, and 2 petroleum site cleanup alternative analyses (\$3,500 each = \$7,000).

In-kind Reuse Planning (not funded by Assessment grant). A *conservative* estimated value is \$284,375 to produce Outputs of a transportation and infrastructure corridor study for the East Missoula Town Center area*, utilizing allocated federal planning funds, and revision to the existing Missoula County zoning map and policy to reflect our updated Land Use Map*. The costs are based on staff time over the course of the next three years, to include approximately 3.5 FTE for Missoula County planners and Metropolitan Planning Organization's staff members' time (with an average annual salary of \$75,000, including fringe), and contracted services for a professional consultant (approximately \$21,875).

c. Measuring Environmental Results

County Grants Administrator, Sindie Kennedy, will serve as the brownfields coordinator and will be responsible for tracking and measuring progress. She will develop a work plan with the EPA project manager that will include anticipated Outputs under the grant as shown on the table on Page 9. We believe that several positive Outcomes will occur through completion of the project Outputs: Effective Program Management will result in compliance with EPA requirements. Community Outreach will result in site

owners requesting assessments and public awareness of environmental issues in their communities. Those involved will also recognize the county Brownfields Program as a resource.

Site Assessments will lead to redevelopment, including construction of an ADA-compliant ramp to the Blackfoot River from a brewery and concert venue, addition of parking where unsafe conditions exist near a Clark Fork River state park, increased density and creation of a town-center in the East Missoula Corridor, and sale by heirs of the priority site on the Flathead Indian Reservation. Overall project results will align with our goals, which are increased density in the Sewer Service Area, improved recreational safety and accessibility for our rivers, and stronger ties with the CS&K Tribes, who appreciate our offer to test the J&N Post and Pole site, if funded.

Outputs Tracking Summary		
Task	Outputs	Schedule Markers
1: Program Management	QEP contract; site eligibility, access, and ACRES entries for 12 new sites; 12 quarterly reports, 1 final status report	<ul style="list-style-type: none"> • QEP contract by end of 10/2019 • 4 priority sites eligible in 11/2019 • ACRES entries for each quarter • Quarterly and final reports on-time
2: Community Outreach	5 fact sheets, 3 public meetings, 6 stakeholder meetings, 1 webpage update, 12 quarterly email updates	<ul style="list-style-type: none"> • 1 public meeting per year starting Q2 2020 after Phase Is and cost estimates for Phase IIs on Priority Sites • 2 stakeholder meetings per year • Email updates on-time, webpage updated by Q4 2020
3: Site Assessment	6 Phase Is 9 Phase II	<ul style="list-style-type: none"> • Phase Is on the 4 Priority Sites complete in Q1 2020, one Phase I per year thereafter • Phase IIs on the 4 Priority Sites to have fieldwork in Q2 and reports in Q3 2020; two building materials Phase IIs per year and one petroleum Phase II thereafter
4: Cleanup Planning	4 cleanup planning documents	<ul style="list-style-type: none"> • Soil handling plan for Northern River Embankment in 2020 • 2 petroleum cleanup planning sites in first year of grant • 1 set of building materials abatement bid specifications produced in life of grant
In-Kind Reuse Planning	1 transportation corridor study, 1 revised zoning map and policy	Twice-per-year check-in between Grants and Planning Divisions to confirm progress toward completion in the grant period

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The Assessment grant will be managed by our Grants and Community Programs (GCP) Division. GCP's principal function is to acquire and administer grants and loans for the County, which currently includes a portfolio of local, state, federal, and foundation grants totaling over \$5.5 million. GCP staff members report to the County Chief Planning Officer and the elected Board of County Commissioners. Until June 2016, GCP had been a joint City/County department, and in that capacity administered the City's EPA Brownfields grants for the prior 12 years. Through that experience, GCP staff are well qualified to manage a Brownfields assessment grant, and they have been successfully managing local,

state, and federal grants for more than 30 years. For the upcoming grant period, the brownfields team includes Sindie Kennedy, Melissa Gordon, and Dori Brownlow. These key staff are profiled below.

Sindie Kennedy, Grants Administrator, will serve as brownfields coordinator and will be responsible for everyday management and implementation of the assessment grant. Ms. Kennedy helped the Director of the Missoula County Fairgrounds secure a Targeted Brownfields Assessment from the EPA, observed the assessment process and provided feedback to the EPA on the final TBA report; has attended an EPA Western Brownfields Workshop; and works closely with Montana DEQ and EPA staff on other ongoing projects. Prior to joining the County in 2015, Ms. Kennedy was a grants administrator and project manager at the University of Montana for six years, and a Federal Projects Manager with Missoula County Public Schools for three years, where she was responsible for managing several million dollars of Title I funding. Ms. Kennedy has a Master's degree from the University of Arizona, where her thesis focused on community activism related to trichloroethylene (TCE) in the south Tucson water supply. Through that experience, she is aware of the importance of community involvement and has familiarity with technical concepts in toxicology and groundwater contamination.

Melissa Gordon, with 19 years of grant management experience, will provide Senior-level oversight for the Brownfields assessment program, including periodic certification that program requirements and deadlines are being met, and review of contracts in tandem with the County Attorney.

Dori Brownlow, J.D., Missoula County Development District Director, has served in this capacity for four years. Ms. Brownlow manages our four County Tax Increment Financing (TIF) districts and will be instrumental in identifying additional sites for assessment in these districts.

ii. Acquiring Additional Resources

Our GCP staff have a long-standing track record of successfully procuring contractors, and we will procure a QEP to assist with community outreach, conduct assessments, and cleanup planning. Our practice is to require competitive procurement of a QEP in accordance with 40 CFR 30.40 through 30.48, and to involve Senior oversight and the County Attorney in contracting. The County Auditor annually reviews GCP procurement and grant management. Our successful procurement system is evidenced by the fact that none of the grants GCP manages have received a negative audit finding.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Missoula County was awarded a \$200,000 EPA Brownfields Cleanup grant in 2012 for the Missoula County Courthouse Remodel Project to clean up lead-based paint, other hazardous substances, and asbestos. In 2015, the Missoula City-County Department of Grants and Community Programs was awarded a \$400,000 EPA Brownfields Assessment Grant. In August 2016, the City-County Department was split, and the City began managing the grant.

1. Accomplishments: Hazardous materials were removed or mitigated from the Missoula County Courthouse. The remodel is now complete, with new offices and meeting rooms used by County staff and the public. Outputs of the recent Assessment grant, managed by the County until August 2016, included 1 EPA-approved QAPP, 6 public meetings, 7 Phase I Assessments, 7 Phase II Assessments, 1 cleanup planning document, estimated scope and costs of building materials abatement for 6 properties, 6 building materials reports, 1 ABCA and abatement cost estimate, and 5 quarterly reports. One assessed site was purchased and utilized as a community bicycle shop. Two sites were transferred to public ownership and became a new public park in the underserved Franklin-to-the-Fort neighborhood.

2. Compliance with Grant Requirements: The Brownfields grant for the County Courthouse project was completed with all funds expended, and the grant was successfully closed out in December 2015. The project was implemented according to the original work plan, schedule, and terms. Missoula County delivered acceptable quarterly reports and grant deliverables and reported activities and successful outcomes in ACRES. The Assessment grant was closed with no funds remaining and with all reporting completed, leading to successful outcomes listed above.

ATTACHMENT A

Threshold Criteria

ATTACHMENT A

Threshold Criteria

1. Applicant Eligibility:

As a General Purpose Unit of Local Government, Missoula County, Montana is an eligible applicant for an EPA Brownfields Assessment grant.

2. Community Involvement:

Missoula County understands the value of community and stakeholder involvement in the Brownfields assessment program, and has attended multiple Community Council meetings in the target areas, as well as met with business owners and community leaders in preparation for this proposal. The County intends to inform and involve community residents and other stakeholders during the planning and implementation phases of this project. Please see Section 2 in the Narrative Proposal for more information on the County's proposed community engagement efforts.

Missoula County will take the following Community Outreach steps under this grant:

- a. Hold open public meetings and present current information to Community Councils in the target areas
- b. Meet with landowners, developers and business owners to discuss assessments, cleanups, and the redevelopment potential of specific properties
- c. Prepare educational fact sheets for sites assessed
- d. Create press releases for publication in local newspapers
- e. Distribute email updates to redevelopment advocates
- f. Maintain and update the County Brownfields Program web page

3. Expenditure of Assessment Grant Funds:

This is not applicable. Missoula County does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/29/2019

4. Applicant Identifier:

81-6001397

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Missoula

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

(b) (6)

d. Address:

* Street1:

200 West Broadway

Street2:

* City:

Missoula

County/Parish:

* State:

MT: Montana

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

59802-4292

e. Organizational Unit:

Department Name:

Community and Planning Service

Division Name:

Grants and Community Programs

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sindie

Middle Name:

* Last Name:

Kennedy

Suffix:

Title:

Grants Administrator

Organizational Affiliation:

* Telephone Number:

406-258-3688

Fax Number:

406-258-3920

* Email:

skennedy@missoulacounty.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Missoula County Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="284,375.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="584,375.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: